

BOARD OF ZONING APPEALS



Minutes of the Meeting

August 11, 2010



ATTENDANCE	<p>A regular meeting of the Zoning Board of Appeals was held on Wednesday, August 11, 2010 in the Fourth Floor Council Chambers of the Sumter Opera House, 21 N. Main Street. Seven board members – Mr. James Price; Mr. L.C. Frederick; Mr. Charles Drayton; Ms. Kristi Curtis; Mr. Jimmy Lowery; Mr. Albert Douroux; Mr. Sam Lowery and the secretary were present. Ms. Kay Stockbridge was absent. The meeting was called to order at 3:00 p.m. by Mr. James Price.</p>
MINUTES	<p>The minutes of the July 14, 2010, meeting was approved by acclamation.</p>
NEW BUSINESS	<p>BOA-10-17, 1840 Polaris Drive (City) was presented by Ms. Claudia Rainey. The board reviewed the request for a variance from Article 4.g.2.b.4 Location Requirements for Accessory Buildings in order to place a detached garage in the front yard. The property is located at 1840 Polaris Dr. and represented by Tax Map #187-12-04-026. Mr. Ned Purcell and Mr. Tom Margle were present and spoke on behalf of the request. Mr. James Kaster and Ms. Jean Kaster were present and spoke in opposition. After some discussion, a motion was made by Mr. L.C. Frederick to approve this request. The motion was seconded by Mr. Sam Lowery and carried a unanimous vote. The request was approved.</p> <p>BOA-10-18, 280 Trillium Lane (City) was presented by Ms. Susannah Smith. The board reviewed the request for a variance of 3 feet from the 10 foot setback requirement for swimming pools per Article 4.g.2 Residential Accessory Structures in order to allow a new swimming pool to sit 7 feet from the rear property line. The property is located at 280 Trillium Lane and represented by Tax Map #184-15-02-003. Mr. James Jackson was present and spoke on behalf of the request. After little discussion, a motion was made by Mr. Charles Drayton to approve this request. The motion was seconded by Mr. Albert Douroux and carried a</p>

unanimous vote. The request was approved.

BOA-10-19, 236 S. Pike West (City) was presented by Ms. Helen Roodman. The board reviewed the request for a variance from Article 6, Section G: Retrofitting Parking Lots, Buffers and Landscaping; Article 8, Section D: Landscaping Standards and Section J: Parking Regulations in order to operate a new business (Special Events) on an existing non-conforming commercial parcel. The property is located at 236 S. Pike West and represented by Tax Map #229-03-02-006. Mr. Gerald Deas and Mr. John Owen were present and spoke on behalf of the request. After much discussion, a motion was made by Mr. Charles Drayton to accept staff recommendation and approve the following parts of the variance from Article 6, Section G: Retrofitting Parking Lots, Buffers and Landscaping:

- Variance from requirements for 5' interior side and rear bufferyard
- Variance from installation of curbing and gutter
- Variance from installation of landscaping within the paved parking lot
- Applicant is required to add additional landscaping as proposed by planning staff in the following plan titled "Landscaping Plan-236 S. Pike West" dated August 11, 2010
- Applicant must submit a plan showing proposed dumpster location and screening plan for the dumpster area



The motion was seconded by Mr. L.C. Frederick and

	<p>carried a unanimous vote. The request was approved.</p> <p>BOA-10-20, 244 Broad Street (City) was presented by Mr. George McGregor. The board reviewed the request for a variance from Article 6, Section G: Retrofitting Parking Lots, Buffers and Landscaping; Article 8, Section D: Landscaping Standards and Section J: Parking Regulations in order to operate a new business (Counseling Services) on an existing non-conforming commercial parcel. The property is located at 244 Broad St. and represented by Tax Map #228-03-02-015. Ms. Lizzie Belsole, applicant, Ms. Loretta Erkins, and Ms. Luwenia Littles were present and spoke on behalf of the request. Mr. Wayne Lee spoke in opposition. After a great amount of discussion, Ms. Kristi Curtis made a motion to approve this variance request with the landscaping requirements as follows:</p> <ol style="list-style-type: none"> 1. Landscaping along the front must be completed prior to business license 2. All other landscaping must be completed within 3 months from the date of the business license <p>Discussion continued and Mr. Kristi Curtis amended the motion to approve this variance request with the landscaping requirements as follows and as outlined on exhibit 1:</p> <ol style="list-style-type: none"> 1. Landscaping along the front must be completed prior to occupancy 2. All other landscaping must be completed within 6 months from the date of occupancy <p>The motion carried a 6 in favor-Curtis, J. Lowery, Drayton, S. Lowery, Frederick, Douroux and 1 in opposition-Price vote. The request was approved.</p> <p>BOA-10-21, 325 W. Liberty Street (City) was presented by Ms. Helen Roodman. The board reviewed the request for a variance of 2 spaces from the required number of parking spaces for doctor's offices per Article 8, Exhibit 23 in order to allow an addition to the medical building. The property is located at 325 W. Liberty St. and represented by Tax Map #228-12-01-039. Mr.</p>
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	<p>Morgan Lewis was present and spoke on behalf of the request. After little discussion, a motion was made by Mr. Albert Douroux to approve this request. The motion was seconded by Mr. Charles Drayton and carried a unanimous vote. The request was approved.</p> <p>BOA-10-22, 958 Edgar Drive (City) was presented by Ms. Claudia Rainey. The board reviewed the request for a variance of 20 feet from the rear yard setback requirement of 25 feet per Article 3, Section 3.b.5 Development Standards for R-9 Zoning District in order to construct an addition to the rear of the house. The property is located at 958 Edgar Dr. and represented by Tax Map #226-05-01-070. Mr. Al Burgess was present and spoke on behalf of the request. After little discussion, a motion was made by Mr. Albert Douroux to approve this request. The motion was seconded by Mr. L.C. Frederick and carried a unanimous vote. The request was approved.</p> <p>BOA-10-23, 408 S. Lafayette Drive (City) was presented by Ms. Susannah Smith. The board reviewed the request for a variance from Article 6, Section G: Retrofitting Parking Lots, Buffers and Landscaping; Article 8, Section D: Landscaping Standards and Section J: Parking Regulations in order to operate a new business (Automobile sales & repair facility) on an existing non conforming commercial parcel. The property is located at 408 S. Lafayette Dr. and represented by Tax Map #250-09-03-004; 250-09-03-005; 250-09-03-006; 250-09-03-007 & 250-09-03-009. Mr. Gene Sebestino was present and spoke on behalf of the request. After some discussion, a motion was made by Ms. Kristi Curtis to grant this request for a variance according to the proposed order submitted by staff and as outlined below:</p> <p><u>Addendum to Staff Report:</u></p> <p>Front street yard contains 3' high well-established boxwood hedge. Leave as is except for trimming and replacement of dead shrubbery.</p> <p>South (interior) side lot line and West (rear) lot line – in established grassed area plant the following:</p>
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	<ul style="list-style-type: none"> • 3 to 4 5-gal., 2" caliper Live Oaks 40-45 feet apart – ensure at least 15 ft. from power lines • Small shrubs – 3 gal. size, regularly spaced, 4 to 6 feet apart (Boxwood, Indian Hawthorne, or Dwarf Yuopon) <p><i>OR</i></p> <p>Medium to tall shrubs – 3 gal. size, regularly spaced, 8 to 10 feet apart (Wax myrtle, Crape myrtle)</p> <p>Interior parking lot triangular verge –</p> <ul style="list-style-type: none"> • 1 5 gal, 2" caliper Live Oak or similar native hardwood • 4 to 6 3 gal. small shrubs <p>Assorted perennials, hanging baskets under eaves or building soffits, and/or sturdy curb, porch, and parking lot planters may be planted <i>in addition to</i>, but not in place of, the above plant list. Changes must be approved by Staff prior to installation.</p> <p>All plantings shall be on a timed irrigation system of regular watering, fertilized, and mulched as necessary to ensure healthy plant growth.</p> <p>The motion was seconded by Mr. L.C. Frederick and carried a unanimous vote. The request was approved.</p>
OTHER BUSINESS	None
ADJOURNMENT	<p>The meeting was adjourned at approximately 5:05 p.m. The motion was made by Mr. L.C. Frederick and seconded by Mr. Albert Douroux.</p> <p>The next regularly scheduled meeting will be on September 8, 2010.</p>
	<p>Respectfully submitted,</p> <p><i>Julie A. Scarborough</i></p> <p>Julie A. Scarborough, Board Secretary</p>